

Recording Requested by:

Perkins Coie LLP
131 S. Dearborn Street, Suite 1700
Chicago, Illinois 60603
Attn: Matthew Shebuski, Esq.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-13
Date 01/03/2020

STATUTORY WARRANTY DEED

Grantor: Les Schwab Tire Centers of Washington, Inc., a Washington corporation

Grantee: LS PropDrop, LLC, a Delaware limited liability company

Abbrev. Legal Description: Portion Lot 1, all Lots 2-5 and 10-17 in Block 7 First Add to Anacortes
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: Parcel No. P57210 (3788-007-013-0002), P57211 (3788-007-017-0008) and P57208 (3788-007-005-0002)

For and in consideration of a transfer in exchange for an interest in an entity where no gain or loss is recognized under Section 721 of the Internal Revenue Code of 1986, as of this 31st of December, 2019, Les Schwab Tire Centers of Washington, Inc., a Washington corporation ("Grantor"), does hereby convey and warrant to LS PropDrop, LLC, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the real property located in the County of Skagit, State of Washington and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

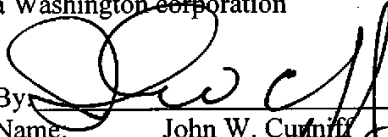
SUBJECT TO all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of August 30, 2019.

[Signature Page and Acknowledgement Follow]

Store #416

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

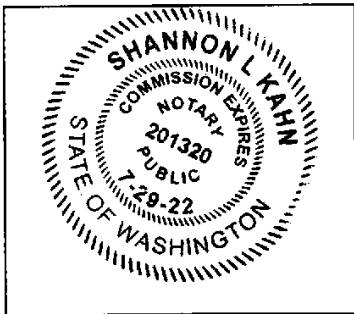
Les Schwab Tire Centers of Washington, Inc.,
a Washington corporation

By: 
Name: John W. Curniff
Title: Chief Executive Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared John W. Curniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Washington, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)



(Signature of officer)
Notary Public in and for the State of
Washington, residing at King County
My commission expires: 07/29/22

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

THE WEST 5 FEET OF LOT 1 AND ALL OF LOTS 2 THROUGH 5, AND LOTS 10 THROUGH 17, BLOCK 7, "FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.